



ARABIAN ACRES METROPOLITAN DISTRICT  
c/o Walker Schooler District Managers  
614 N. Tejon St.  
Colorado Springs, CO 80903

**REGULAR BOARD MEETING  
AGENDA AND NOTICE  
WEDNESDAY, JULY 21, 2021  
5:30 PM**

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/800588117>

**You can also dial in using your phone.**

United States: [+1 \(872\) 240-3212](tel:+18722403212)

**Access Code:** 800-588-117

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, July 21, 2021 at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

**Board of Directors / Term Expires**

Allan Brown, 2022

Stan Claassen, 2022

Edith Coffman, 2023

Elizabeth Douglass, 2023

Lanny Hoel, 2023

Lynn Willow, ORC

Kevin Walker, WSDM

Rebecca Hardekopf, WSDM

Kristina Kulick, WSDM

**1) ADMINISTRATIVE MATTERS**

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- d) Consider approval of Meeting minutes from May 19, 2021 and June 16, 2021

**2) FINANCIAL MATTERS**

- a) Review and Approval of Draft Audit
- b) Review of Billing and Collection Status
- c) Review and Accept the June 30, 2021 Unaudited Financial Status
- d) Review and Approve the Payment of Claims

**3) MANAGEMENT MATTERS**

- a) Update on Exclusion Process with Teller County
- b) Construction Update
  - i) Warranty Claims
  - ii) Remaining Projects
    - (1) Budget
    - (2) Process
- c) Insurance Policy Update

**4) OPERATIONS**

- a) Water Loss Report
- b) ORC Report

**5) PUBLIC COMMENT**

Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

**6) ADJOURNMENT**

Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, AUGUST 18, 2021 AT 5:30 PM.



**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
ARABIAN ACRES METROPOLITAN DISTRICT**

May 19, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

**In attendance were Directors:**

Allan Brown  
Stan Claassen  
Edith Coffman  
Elizabeth Douglass  
Lanny Hoel

**Also in attendance were:**

Kevin Walker, WSDM  
Rebecca Hardekopf, WSDM  
Michael Groselle, AquaWorks  
Lynn Willow, ORC  
Members of the Public

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:30 p.m. and confirmed all Directors were present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Director Douglass moved to approve the Agenda as presented; seconded by Director Brown. Motion passed unanimously.
- d. Consider approval of Meeting minutes from March 17, 2021, March 26, 2021, and April 21, 2021 Minutes: President Coffman declared she will not vote to approve the March 17, 2021 Minutes because they are not complete or accurate. Director Brown moved to approve the March 17, 2021 Minutes; seconded by Director Douglass. Motion passed 3-2 with Directors Hoel and Coffman voting no. Director Brown moved to approve the March 26, 2021 Minutes; seconded by Director Claassen. Motion passed 4-0 with President Coffman abstaining. The Board tabled the approval of the April 21, 2021 Meeting Minutes since they were not included in the Board Packet.

**2. FINANACIAL MATTERS**

- a. Review of billing and collection status: Mr. Walker presented the billing and collection status. Mr. Willow confirmed that one customer was shut off and another is scheduled for shutoff tomorrow if payment is not received. Mr. Walker discussed a customer who will be receiving a meter tampering charge along with the late fee. The Board discussed there are still 6 meters that are being read manually. Mr. Willow explained there are 3 meters that he is going to review with Dana Kepner.
- b. Review and accept the April 30, 2021 Unaudited Financial Status: Mr. Walker presented the April 30, 2021 Unaudited Financial Status. After review, Director Douglass moved to approve the April 30, 2021 Unaudited Financial Status; seconded by Director Brown. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Mr. Walker presented the Payment of Claims. The Board discussed the settlement payment to Native Sun and agreed to discuss it further later in the Agenda. After review, Director Hoel moved to approve the Payment of Claims; seconded by Director Brown. Motion passed unanimously.

### 3. MANAGEMENT MATTERS

- a. Update on Exclusions: Mr. Walker reported on the Exclusions and noted he made the submittal to Teller County and is waiting to hear back by the end of the week. The Board discussed the remaining payments for the Exclusions to WSDM, legal, and \$250 to Teller County and there is \$2,600 remaining in collected funds.
- b. Construction Update
  - i. Warranty Claims: Mr. Walker explained Native Sun has offered \$5,000. After review, President Coffman moved to accept Native Sun's \$5,000 offer and close the project out; seconded by Director Brown. Motion passed 4-1 with Director Claassen voting no. Mr. Walker explained the warranty claim for Donze Circle was sent to Native Sun for \$1,700. He will keep the Board updated on the status as it goes forward. Mr. Walker discussed the settling at Lady Lane. He recommended the Board wait for another 30 days to see if there are any other areas that are settling and then make the claim to have them repaired all at once. Director Douglass noted the hole at Gerka, and Lady Lane is filling with water after rain as well. Mr. Willow said he will check that area. Mr. Walker discussed the warranty claim with Glacier for the foam and repairs to insulation. Glacier will be back next Saturday to complete the repairs.
  - ii. Remaining Projects
    - Budget: Mr. Walker reported there is \$49,000 in grant and loan funds available. 2 bids have been received for repairing the tank, one for \$20,000 and the second for \$30,000 and he is still waiting on a bid to come in. There is a conference call scheduled with the State for Friday to discuss what they want in regard to the tank. Mr. Walker noted that in order to make the repairs the tank will be out of service for 5 to 12 days, so a tanker truck will need to be rented to keep water in storage.
    - Process: There was no additional discussion.
- c. Contract Extension for ORC
  - i. Annual Review and Report: Mr. Walker discussed the ORC contract and noted it is a one-year contract that ended on April 30, 2021. Mr. Willow has requested a 5% increase. Mr. Walker noted an extensive review was done on the contract last year. Mr. Walker discussed Mr. Willow's significant role in the construction project. There were 2 major incidents during the construction project, a water line that was hit that ran the tank out of water multiple times that Mr. Willow spent a lot of time helping with. As well as the freeze that occurred in February that incurred expenses for water and repairs. Mr. Willow did charge additional hours in March for specific projects but did not charge additional hours for February. Mr. Willow has been working on a maintenance manual for operations and maintenance, but it has not been completed yet, and bi-weekly reports have not been provided as stated in the contract. All required water testing and reports have been completed and were safe and the Consumer Confidence Report shows no violations.
  - ii. Proposal: Mr. Walker recommended the Board extend the contract 6 months to November 1<sup>st</sup>, and a progress report is done at the October Board meeting to review the contract for the outstanding items. Mr. Walker discussed items that need improvement including a regular maintenance schedule, review all

meter installations and insulation, upgrade documentation, service notes for all incidents, weekly and more accurate well meter reads, improve district cell service with a booster, regularly scheduled monthly meetings between the ORC and District Manager, District Manager training on the High Tide system.

President Coffman noted Exhibit A, Item 3 on the contract that requires an alternate licensed ORC in the event of absence and the ORC will pay the costs. Mr. Walker explained a third-party contractor was utilized in the past year for certain tasks, but an alternate ORC was not required. Mr. Willow explained that under the Health Department's Regulation 100, he can designate Mr. Kilik who is a D-licensed operator to perform those duties if needed. He confirmed he has not needed anyone to perform the water testing, sampling, or State submittal for him in the last year that requires an ORC license. The Board discussed obtaining a contract with Mr. Kilik or someone else as an alternate ORC in case of emergency. The Board discussed Mr. Willow's hours that average 42 hours per month according to the contract. Director Claassen requested that Mr. Walker determine what duties must be completed by a licensed ORC. Mr. Walker discussed that the contract needs to identify the specific tasks. The Board discussed hiring an employee to complete tasks such as meter reads at a lower rate that is supervised by Mr. Willow. Mr. Willow confirmed that he would prefer the contract designates that if it is an ORC licensed and required duty, then it would come out of his contract but if it is a third-party task that does not require an ORC license the District would pay for it. Mr. Walker recommended the Board extend the contract on a monthly basis with the 5% increase with contract modifications to be made and a new contract for January 2022. President Coffman moved to extend Mr. Willow's contract on a monthly basis including the 5% increase; seconded by Director Douglass. Motion passed unanimously.

- 4. OPERATIONS:** Mr. Willow reported on the monthly operations. 333,250 gallons of water were pumped in Control Building A, 131,245 gallons pumped in Control Building B, and no water was purchased. Mr. Willow noted meters were read and recorded and that usually takes him about an hour to drive through the system.
- 5. PUBLIC COMMENT:** Mr. Winterer thanked the Board for their efforts. President Coffman noted there are a few people interested in the upcoming open board positions and requested Mr. Walker provide questions and information to present to them. Mr. Winterer noted he would volunteer for the open Board position as well.
- 6. ADJOURNMENT:** Director Claassen moved to adjourn the meeting; seconded by Director Hoel. Motion passed unanimously at 7:22 p.m.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 19, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Allan Brown

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Stan Claassen

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Edith Coffman

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Elizabeth Douglass

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Lanny Hoel





**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
ARABIAN ACRES METROPOLITAN DISTRICT**

June 16, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

**In attendance were Directors:**

Allan Brown  
Stan Claassen  
Edith Coffman  
Elizabeth Douglass  
Lanny Hoel

**Also in attendance were:**

Kevin Walker, WSDM  
Rebecca Hardekopf, WSDM  
Lynn Willow, ORC  
Members of the Public

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:39 p.m. and confirmed all Directors were present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Mr. Walker recommended removing Agenda item 1.d. Approval of Meeting Minutes, due to the internet outage in the area and to allow the Directors time to review once internet is restored. Director Douglass moved to approve the Agenda as amended; seconded by Director Claassen. Motion passed unanimously.

**2. FINANACIAL MATTERS**

- a. Review of billing and collection status: Mr. Walker presented the billing and collection status. 16 customers have received late letters and 1 customer has meter turned off due to non-payment which totals roughly \$2,000. Mr. Walker noted this bill can be certified for collections.
- b. Review and accept the May 31, 2021 Unaudited Financial Status: Mr. Walker presented the May 31, 2021 Unaudited Financial Status. He noted the District is in good financial shape. The Board discussed what accumulated depreciation represents on the financial report. Ms. Hardekopf explained it and noted they are working on updating those numbers with the new water system assets. Director Claassen asked about increasing insurance to include the new water system. Mr. Walker noted they should be receiving a new bill that includes the updated assets. Director Claassen moved to accept the May 31, 2021 Unaudited Financial Status; seconded by Director Brown. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Mr. Walker presented the Payment of Claims. The Payment of Claims include the 5 Director payments of \$100 each, El Paso County Public Health invoice for \$20 for lab tests, 5 invoices from IREA that are paid by automatic check withdrawal, 2 invoices from JA Excavation and Septic, an invoice from National Rural Water Association, an invoice from UNCC for locates, and an invoice for Walker Schooler District Managers. Director Claassen moved to approve the Payment of Claims; seconded by Director Hoel. Motion passed unanimously.

### 3. MANAGEMENT MATTERS

- a. Update on Exclusion Process with Teller County: Mr. Walker reported he has been working with the Teller County Planning Department and their attorney to prepare for their hearing on the Service Plan Amendment in July or August. Mr. Walker will add an agenda item for next month's meeting to discuss the upcoming Board vacancies.
- b. Construction Update
  - i. Warranty Claims: Mr. Walker reported there is an outstanding warranty claim with Native Sun for \$1400. He noted the final project with Glacier has been completed. There was a credit received from Native Sun and a fence concern being investigated. Mr. Walker notified Native Sun about a leak at the curb that is a possible warranty item and they said once the leak is isolated, they would come repair.
  - ii. Remaining Projects
    - Budget: Mr. Walker reported there is \$49,000 left in the budget.
    - Process: They have received 3 bids for the tank coating repairs, but still working on determining how to keep the District with water for the 5 to 10 days while the tank work is being done. One option is a 10,000-gallon temporary tank, and Mr. Willow is working on a bid.
- c. Contract Extension for ORC Update Report: Mr. Walker reported he has done research on Regulation 100 which handles licensing and qualifications for ORC. He has also reviewed third-party ORC operator contracts and noted they all charge for meter reading and manual labor essentially the same amount that the District pays Mr. Willow. The Board discussed tasks that must be completed by someone with a C-license.

**4. OPERATIONS:** Mr. Willow reported on the monthly operations. Control Building A pumped 561,960 gallons and Control Building B pumped 168,950 gallons and there was no purchased water. All meter reads were read and recorded; Mr. Willow noted a few meters will need the radios replaced under warranty with Census. Glacier installed a new panel in Control Buildings A and B. Flushing will be completed mid-month through the end of June but may be delayed due to the current leak trouble shooting. Mr. Willow explained how he exercises the valves by digging up the valve cover and opening and closing them. Mr. Walker discussed 337,000 gallons of water were sold and shows a 40% loss. Mr. Walker will provide a report on the water loss next month.

The Board discussed the current leak in the District. Mr. Walker noted they are losing 10,000 to 20,000 gallons a day. They completed a meter read to rule out a leak at a property which did not identify a leak but did identify a couple high users and 25 meter radio reads that were defective. Mr. Walker commented that they should have noticed the leak sooner before the alarm went off and it is not acceptable to have 25 meters that are defective. They also should have recognized immediately that the 2 wells were low producing. Mr. Walker will continue to work on this issue and improve the response in the future. President Coffman requested more communication from Mr. Willow and also requested reports from the well readings. Director Douglass requested the total gallons of water sold be included in the monthly operations report. Mr. Willow will continue to look for the leak by checking all the homes

and closing off valves and isolating sections of the District. Director Brown asked about reinsulating the meter pits. Mr. Walker noted that project is still in progress, and he will check with AquaWorks on the insulation specifications for weather and a status report on the current meter pits from Mr. Willow. Mr. Winterer discussed his meter pit and how the dirt has sunk away from not being compacted correctly. Mr. Walker will get a work order put in. Director Claassen discussed reserve items that should be stored inside and inventoried.

**5. PUBLIC COMMENT:** There was no public comment.

**6. ADJOURNMENT:** Director Brown moved to adjourn; seconded by Director Claassen. Motion passed unanimously at 6:45 p.m.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 16, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Allan Brown

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Stan Claassen

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Edith Coffman

\_\_\_\_\_  
Elizabeth Douglass

\_\_\_\_\_  
Lanny Hoel



## Arabian Acres Metropolitan District

## Balance Sheet

As of June 30, 2021

	<u>Jun 30, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ECB Checking	323,997.80
2-1000 · COLOTRUST 4001	127,167.91
2-1020 · COLOTRUST Reserve 8002	31,978.64
3-1000 · COLOTRUST-Capital Reserve 8003	237,489.27
<b>Total Checking/Savings</b>	<u>720,633.62</u>
<b>Accounts Receivable</b>	
1-1200 · Accounts Receivable	11,198.15
<b>Total Accounts Receivable</b>	<u>11,198.15</u>
<b>Other Current Assets</b>	
1-1300 · Property Tax Receivable	51,551.95
<b>Total Other Current Assets</b>	<u>51,551.95</u>
<b>Total Current Assets</b>	<u>783,383.72</u>
<b>Fixed Assets</b>	
1-1850 · Construction in Progress	699,333.06
<b>Total Fixed Assets</b>	<u>699,333.06</u>
<b>Other Assets</b>	
3-1500 · Capital Assets	1,262,622.90
3-1520 · Equipment	3,307.55
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-474,196.00
<b>Total Other Assets</b>	<u>1,065,322.45</u>
<b>TOTAL ASSETS</b>	<u><u>2,548,039.23</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1-2000 · Accounts Payable	21,031.14
<b>Total Accounts Payable</b>	<u>21,031.14</u>
<b>Other Current Liabilities</b>	
DWRP 1.5 Million Loan	1,097,164.07
1-2020 · Accrued Interest	6,300.30
2-2200 · Deferred Revenue-Property Taxes	51,551.95
3-4090 · CWCB Meter Loan 400K	194,739.20
<b>Total Other Current Liabilities</b>	<u>1,349,755.52</u>
<b>Total Current Liabilities</b>	<u>1,370,786.66</u>
<b>Long Term Liabilities</b>	
2-2400 · 2007 Bonds Payable	1,040,000.00
2-2440 · Natural Rural Water	41,726.72
<b>Total Long Term Liabilities</b>	<u>1,081,726.72</u>
<b>Total Liabilities</b>	<u>2,452,513.38</u>

1:29 PM

07/14/21

Accrual Basis

Arabian Acres Metropolitan District

**Balance Sheet**

As of June 30, 2021

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	<u>Jun 30, 21</u>
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	-195,274.96
Net Income	74,867.30
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Total Equity	95,525.85
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>2,548,039.23</u></u></b>

## Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through June 2021

	TOTAL				
	Jun 21	Jan - Jun 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
1-4000 · Capital Improvement Fees	9,335.69	49,206.89	120,000.00	-70,793.11	41.01%
1-4030 · Late Fee Revenue	209.40	835.02	0.00	835.02	100.0%
1-4050 · Water Service Fee	9,084.20	55,539.60	107,503.00	-51,963.40	51.66%
1-4080 · Water Usage	6,316.52	45,016.65	80,000.00	-34,983.35	56.27%
1-4090 · Trout Haven Exclusion Deposits	0.00	8,400.00	0.00	8,400.00	100.0%
2-4400 · Property Tax Revenue	37,443.39	108,734.44	122,843.28	-14,108.84	88.52%
2-4450 · Specific Ownership Tax	1,296.83	5,764.80	8,599.03	-2,834.23	67.04%
2-4460 · Restitution	0.00	166.20	0.00	166.20	100.0%
2-4470 · State Senior/ Veteran Funds	0.00	6,507.19	0.00	6,507.19	100.0%
3-4000 · Grant Funds					
3-4110 · DOLA Grant \$1 Million	0.00	158,883.24	0.00	158,883.24	100.0%
3-4000 · Grant Funds - Other	0.00	0.00	0.00	0.00	0.0%
<b>Total 3-4000 · Grant Funds</b>	<u>0.00</u>	<u>158,883.24</u>	<u>0.00</u>	<u>158,883.24</u>	<u>100.0%</u>
<b>Total Income</b>	<u>63,686.03</u>	<u>439,054.03</u>	<u>438,945.31</u>	<u>108.72</u>	<u>100.03%</u>
<b>Gross Profit</b>	63,686.03	439,054.03	438,945.31	108.72	100.03%
<b>Expense</b>					
1-6020 · Bank Service Charges	-38.00	-38.00	300.00	-338.00	-12.67%
1-6050 · District Management-Operating	2,908.37	17,450.22	43,000.00	-25,549.78	40.58%
1-6060 · Dues Fees and Subscriptions	36.96	902.31	2,500.00	-1,597.69	36.09%
1-6065 · Engineering O&M	0.00	0.00	3,000.00	-3,000.00	0.0%
1-6080 · Insurance Expense-Operating	0.00	0.00	8,000.00	-8,000.00	0.0%
1-6090 · Office Supplies	0.00	0.00	200.00	-200.00	0.0%
1-6100 · Postage and Copies-Operating	112.22	2,210.92	2,000.00	210.92	110.55%
1-6110 · Audit	0.00	0.00	8,000.00	-8,000.00	0.0%
1-6120 · Directors Fees	500.00	3,900.00	7,500.00	-3,600.00	52.0%
1-6130 · Legal					
1-6135 · Trout Haven Exclusions	0.00	1,768.25	0.00	1,768.25	100.0%
1-6130 · Legal - Other	0.00	2,613.75	15,000.00	-12,386.25	17.43%
<b>Total 1-6130 · Legal</b>	<u>0.00</u>	<u>4,382.00</u>	<u>15,000.00</u>	<u>-10,618.00</u>	<u>29.21%</u>
1-6150 · Water Billing	675.00	4,050.00	8,000.00	-3,950.00	50.63%
1-6160 · Other Expense	250.00	1,260.44	0.00	1,260.44	100.0%
1-6170 · Chemicals and Supplies	0.00	0.00	2,000.00	-2,000.00	0.0%
1-6180 · ORC Fees-Operating	3,307.50	18,955.00	48,000.00	-29,045.00	39.49%
1-6190 · Repairs and Maintenance	2,706.04	18,923.87	15,000.00	3,923.87	126.16%
1-6210 · Utilities	1,156.04	5,457.66	12,500.00	-7,042.34	43.66%
1-6220 · Water Distribution Purchases	4,950.00	14,300.00	10,000.00	4,300.00	143.0%
1-6230 · Water Testing	21.00	478.00	7,000.00	-6,522.00	6.83%
2-6240 · Treasurer Collection Fee	1,123.30	3,262.07	1,842.65	1,419.42	177.03%
3-6000 · Capital Outlay					
3-6002 · DOLA 1 Million Grant	0.00	109,812.45	0.00	109,812.45	100.0%
3-6000 · Capital Outlay - Other	0.00	119,678.16	0.00	119,678.16	100.0%
<b>Total 3-6000 · Capital Outlay</b>	<u>0.00</u>	<u>229,490.61</u>	<u>0.00</u>	<u>229,490.61</u>	<u>100.0%</u>
3-6050 · District Management	1,000.00	6,000.00	12,000.00	-6,000.00	50.0%

## Arabian Acres Metropolitan District

### Profit & Loss Budget vs. Actual

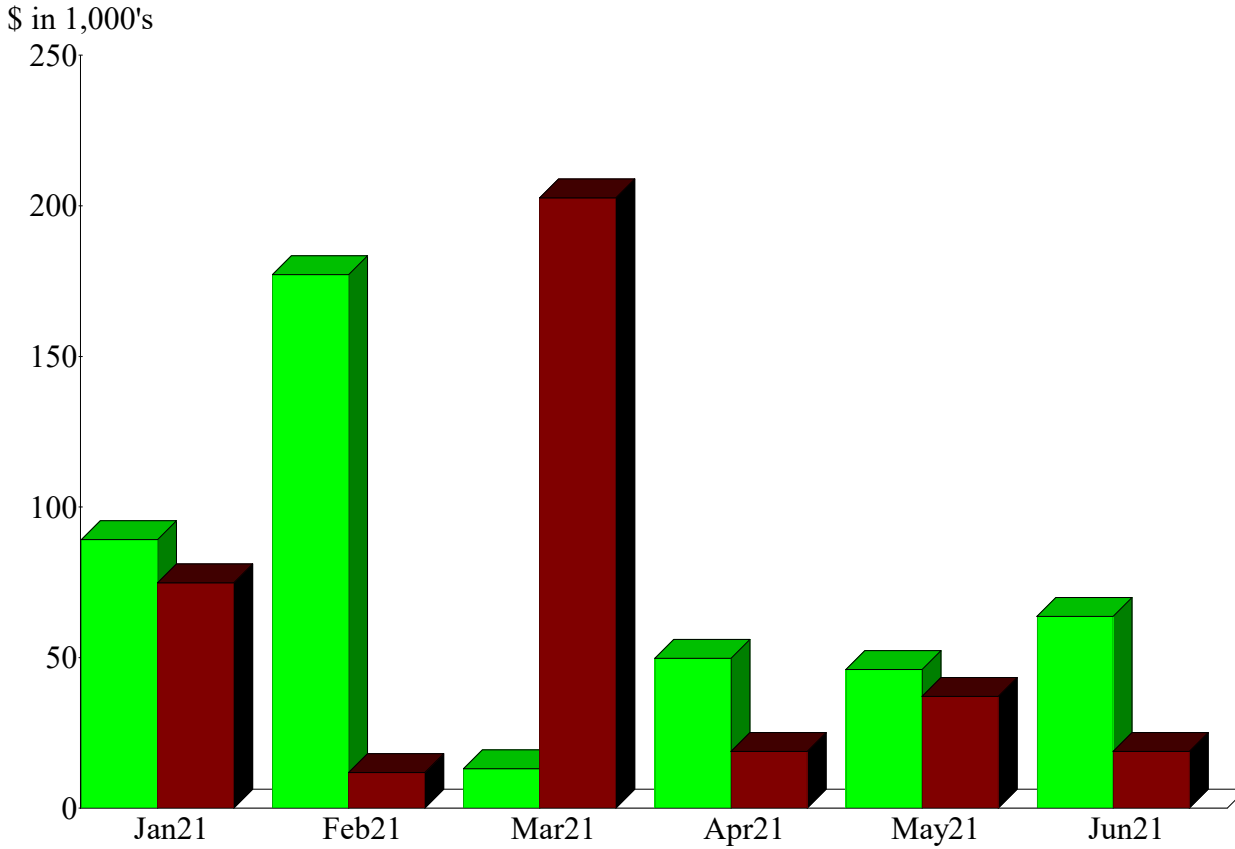
January through June 2021

	TOTAL				
	Jun 21	Jan - Jun 21	Budget	\$ Over Budget	% of Budget
3-6100 · Postage and Copies	36.60	36.60	0.00	36.60	100.0%
3-6180 · ORC Fees	0.00	2,000.00	0.00	2,000.00	100.0%
63400 · Interest Expense	0.00	4,425.84	0.00	4,425.84	100.0%
<b>Total Expense</b>	<b>18,745.03</b>	<b>337,447.54</b>	<b>205,842.65</b>	<b>131,604.89</b>	<b>163.94%</b>
<b>Net Ordinary Income</b>	<b>44,941.00</b>	<b>101,606.49</b>	<b>233,102.66</b>	<b>-131,496.17</b>	<b>43.59%</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
1-7020 · Interest Income - Operating	0.00	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	0.00	88.38	2,500.00	-2,411.62	3.54%
<b>Total Other Income</b>	<b>0.00</b>	<b>88.38</b>	<b>8,500.00</b>	<b>-8,411.62</b>	<b>1.04%</b>
<b>Other Expense</b>					
2-8000 · Bond Interest	0.00	25,790.00	51,580.00	-25,790.00	50.0%
2-8050 · National Rural Water Interest	106.42	787.57	1,288.89	-501.32	61.11%
2-8080 · Trustee Fees	0.00	250.00	500.00	-250.00	50.0%
<b>Total Other Expense</b>	<b>106.42</b>	<b>26,827.57</b>	<b>53,368.89</b>	<b>-26,541.32</b>	<b>50.27%</b>
<b>Net Other Income</b>	<b>-106.42</b>	<b>-26,739.19</b>	<b>-44,868.89</b>	<b>18,129.70</b>	<b>59.59%</b>
<b>Net Income</b>	<b>44,834.58</b>	<b>74,867.30</b>	<b>188,233.77</b>	<b>-113,366.47</b>	<b>39.77%</b>



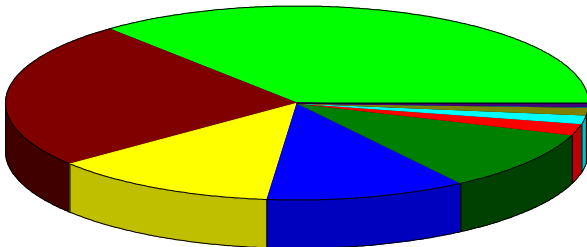
Income and Expense by Month  
January through June 2021

Income  
Expense



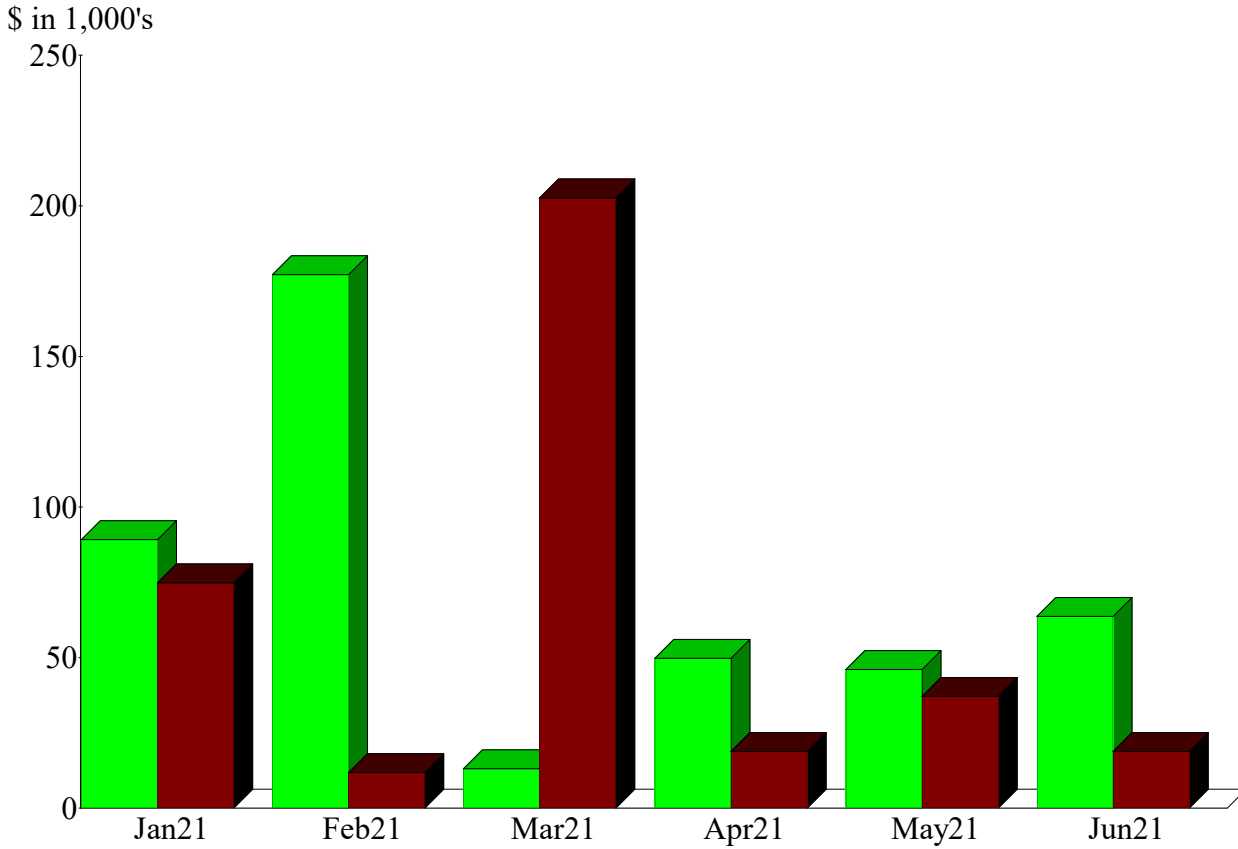
Income Summary  
January through June 2021

3-4000 · Grant Funds	36.18%
2-4400 · Property Tax Revenue	24.76
1-4050 · Water Service Fee	12.65
1-4000 · Capital Improvement Fees	11.21
1-4080 · Water Usage	10.25
1-4090 · Trout Haven Exclusion Deposits	1.91
2-4470 · State Senior/ Veteran Funds	1.48
2-4450 · Specific Ownership Tax	1.31
1-4030 · Late Fee Revenue	0.19
2-4460 · Restitution	0.04
2-7000 · Interest Income	0.02
<b>Total</b>	<b>\$439,142.41</b>



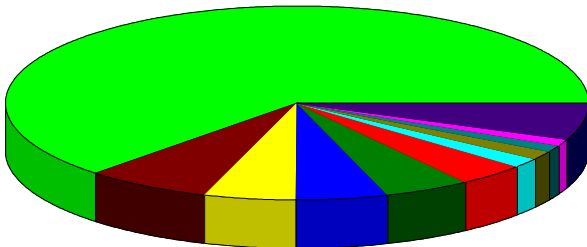
By Account

Income and Expense by Month  
January through June 2021



Expense Summary  
January through June 2021

3-6000 · Capital Outlay	63.00%
2-8000 · Bond Interest	7.08
1-6180 · ORC Fees-Operating	5.20
1-6190 · Repairs and Maintenance	5.19
1-6050 · District Management-Operating	4.79
1-6220 · Water Distribution Purchases	3.93
3-6050 · District Management	1.65
1-6210 · Utilities	1.50
63400 · Interest Expense	1.21
1-6130 · Legal	1.20
Other	5.24
<b>Total</b>	<b>\$364,275.11</b>



By Account



# Arabian Acres Metropolitan District

## PAYMENT REQUEST

2/17/2021

### GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	02172021EC	2/17/2021	\$ 100.00		\$ 100.00	
Lanny Hoel	02172021LH	2/17/2021	\$ 100.00		\$ 100.00	
Elizabeth Douglas	02172021ED	2/17/2021	\$ 100.00		\$ 100.00	
Allan Brown	02172021AB	2/17/2021	\$ 100.00		\$ 100.00	
Stan Claassen	02172021SC	2/17/2021	\$ 100.00		\$ 100.00	
Jenna Schwartz	FEB	1/26/2021	\$ 724.28		\$ 724.28	
Dana Kepner	Well #1	2/4/2021	\$ 214.65		\$ 214.65	
El Paso County Public Health	13121	1/31/2021	\$ 21.00		\$ 21.00	
IREA	40045402	2/12/2021	\$ 132.28		\$ 132.28	ACH
IREA	40032202	2/12/2021	\$ 155.56		\$ 155.56	ACH
IREA	40299901	2/12/2021	\$ 142.91		\$ 142.91	ACH
IREA	43071702	2/12/2021	\$ 12.74		\$ 12.74	ACH
IREA	43183502	2/12/2021	\$ 573.40		\$ 573.40	ACH
J.A. Excavation & Septic's LLC	Contracted012021	1/31/2021	\$ 500.00		\$ 500.00	
J.A. Excavation & Septic's LLC	Contracted012021	1/31/2021	\$ 2,650.00		\$ 2,650.00	
Key Bank Credit Card	*8927	2/10/2021	\$ 155.50		\$ 155.50	ACH - Paid
Mailing Services Inc	14752	1/21/2021	\$ 112.50		\$ 112.50	
National Rural Water Association	3012021	3/1/2021	\$ 924.10		\$ 924.10	
Special District Association	Feb-21	2/9/2021	\$ 467.67		\$ 467.67	
UNCC	221010061	1/31/2021	\$ 73.92		\$ 73.92	
Walker Schooler District Managers	6671	1/31/2021	\$ 4,620.87		\$ 4,620.87	
<b>TOTAL</b>			<b>\$ 11,981.38</b>	<b>\$ -</b>	<b>\$ 11,981.38</b>	

### CAPITAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Due	Comments
AquaWorks DBO, Inc.	2256	1/31/2021	\$ 2,926.25		\$ 2,926.25		
Glacier Construction Co Inc	Application No. 4	11/30/2020	\$ 200,556.87		\$ 200,556.87		Check 1410 cut on 2/3/2021
Glacier Construction Co Inc	Application No. 5	12/28/2020	\$ 122,357.63		\$ 122,357.63		Check 1410 cut on 2/3/2021
Glacier Construction Co Inc	Application No. 7	1/19/2021	\$ 34,395.75		\$ 34,395.75		
<b>TOTAL</b>			<b>\$ 360,236.50</b>		<b>\$ 360,236.50</b>		

, Treasurer

**TOTAL \$ 372,217.88**

Arabian Acres Metropolitan District



**ARABIAN ACRES METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020 AND 2019**

DRAFT





# Teller County Community Development Services Division

■ P.O. Box 1886 ■ Woodland Park, CO 80866 ■ (719)687-3048 ■ Fax (719)686-5411

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**TO:** Mr. Kevin Walker, District Manager AAMD  
**FROM:** Mr. Michael Crepeau, Planning Official Teller County  
**RE:** Petition for Approval of Material Modification to Service Plan  
**DATE:** June 25, 2021

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Dear Mr. Walker,

We have reviewed your submittal for the Material Modification of the AAMD Service Plan that was submitted to us on May 14, 2021 in accordance with Colorado Revised Statutes and applicable Teller County Land Use Regulations. We have determined that the **application is incomplete and insufficient**. We are requesting that the following items, at a minimum, be included with your petition and submittal:

- Please page number your submittal for efficient reference.
- It should be titled "Petition for Approval of a Material Modification to Service Plan."
- Please include maps of the entire district and identify the current service and the service areas proposed to be excluded. These should be iterated on separate maps that are legible and 11x17 in minimum size.
- AAMD Hearing Meeting Minutes from the May 12, 2021 hearing date, along with any documents, public comment or other items presented at that hearing.
- Meeting minutes from previous meetings that contain discussions to support the case for exclusion (e.g., the July 2018 meeting referenced in your submittal in the "History" section on page 1, paragraph 4.)
- In submittal section "Criteria for Exclusion" located on page 2, you refer to a section of Colorado Revised Statute that does not exist. If the intent was to reference C.R.S. 32-1-501, that statute does not apply to the process of exclusion in this case. The process should follow C.R.S. 32-1-207(2)(a) and 32-1-204.7.
- In section "Issues" located on page 3, the submittal addresses "Domestic Water Availability" and makes reference to an "attorney hired to review the ramifications of a possible exclusion". The findings of this review should either be provided as written or provide an expanded explanation of how the conclusions referenced in this section were determined using specific examples, data, and material that support the conclusions including the conclusion that "property owners should be able to apply for and receive a domestic well if they are excluded from the district."
- Provide additional details regarding the financing structure, indebtedness, and ability to service debt, including, but not limited to, current revenue stream, future revenue projections, and the financial impact of the exclusions, if any.
- Please clarify how the indebtedness between "loans between various public entities" and bond indebtedness will be effected by the exclusion. including the amount of this indebtedness, terms and conditions.



- On page 5, paragraph 4 please list and provide a map of those properties that are or will be restricted from receiving a building permit on lots that have been combined for taxing purposes.
- On page 8 and 9, in the Trout Haven Exclusion List of Owners, please provide an explanation for the green and yellow highlighting. Does this highlighting relate to the map or some other section of the submittal?
- Please confirm your process for providing the notice of the public hearing required by C.R.S. 32-1-204(1.5).
- Provide signed copies of the petitions and resolutions, including:
  - Inclusion of Exhibit A that was page 5 of the resolution that is currently blank
  - Copies of signed petitions
  - Signed Resolutions of the Board of Directors including the stamp of the District Seal for both properties that are near water lines and for properties that are not near water lines and exclude Claassen and Brown
  - Include the signed petitions that correlate to the 4 resolutions in the submittal
- Include the attachments for the separate Claassen and Brown Resolutions

This information needs to be provided before the Teller County Planning Department may move to the Formal Review process. Please be aware that if this moves to the formal review process, the referral agencies, third party reviewers, and decision-making bodies may request more specific information to adequately assess the impacts of the request.

Do not hesitate to contact me if you have any questions at any time during this process. I look forward to working with you on your application.

Sincerely,

Michael Crepeau  
Teller County Planning Official  
(719) 686-5414  
crepeaum@co.teller.co.us



# **ARABIAN ACRES METROPOLITAN DISTRICT**

## **MONTHLY OPERATIONS REPORT**

**June 8, 2021 to July 6, 2021**

**Submitted by: Lynn Willow, O.R.C/Operator**

### **TOTAL WATER PUMPED**

**Control A 342,805**

**Control B 149,154**

### **TOTAL PURCHASED WATER**

**Trucked – 18**

(Amount actually received per each 4,000 gallon load is generally 200-300 gallons less due to standard and typical hauling losses)

### **OPERATIONS & MAINTENANCE ISSUES**

- 1) Read, recorded, and turned in meter reads.
- 2) Replaced 24 radios for meter reading. “bad battery’s” They are under warranty.
- 3) Leak was found at the coda-sac at the end of Donzi. It was at a Native Son tie-in.
- 4) Native Son came out and made repair.
- 5) Act-Pac (Meter Totalizer) went out at control B. A new one has been ordered, it is about 6 weeks out. It appears that it may be a power surge or lightning.
- 6) I will continue to exercise valves.
- 7) I will start flushing the system 6-9-21.
- 8) Working on Tank coating project with bids and trying to find the best way to keep water in the system during recoating process.
- 9) Contacted Rain for Rent about a storage tank for recoating project. Cost is \$5,796.47

### **OTHER BUSINESS:**

Please call for water turn off, if you are planning to leave for an extended period of time this winter and remember to check the AAMD website for hints on how to protect your inside water lines during the winter months.